

1 University Center Program Draft

2 Addition only

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PROPOSED PROGRAM SPACES					Core & Shell		Build-out		Total	Remarks	
University Center											
# Ocps	Qty	Area NSF	UNIT	Total NSF	Unit Cost	Total Cost	Unit Cost	Total Cost			
				30,000		1,334,000		0	1,334,000	44	
	1	30,000	SF	72,000	2	144,000		0	144,000		
	1	1	LS	1	100,000	100,000		0	100,000		
	1	500	LF	500	125	62,500		0	62,500		
	1	500	LF	500	250	125,000		0	125,000		
	1	500	LF	500	85	42,500		0	42,500		
	1	20,000	SF	72,000	2	144,000		0	144,000		
	1	20,000	SF	72,000	5	360,000		0	360,000		
	1	3	EA	3	2,000	6,000		0	6,000		
	1	1	LS	1	250,000	250,000		0	250,000		
	1	1	LS	1	100,000	100,000		0	100,000		
						1,334,000		0	1,334,000		
				95,000		18,050,000		0	18,050,000	190	
	1	35,000	SF	35,000	190	6,650,000		0	6,650,000		
Floor)	1	35,000	SF	35,000	190	6,650,000			6,650,000		
	1	25,000	SF	25,000	190	4,750,000			4,750,000		
				95,000		18,050,000		0	18,050,000		
				69,738		0		5,928,839	5,928,839	85	
				22,170		0		1,797,250	1,797,250	81	
1,000	1	10	SF	10,000		0	25	250,000	250,000	Divisible by 3 - Shell Only	
1,000	1	3	SF	3,000		0	150	450,000	450,000		
	1	200	SF	200		0	25	5,000	5,000		
	2	600	SF	1,200		0	25	30,000	30,000		
	1	120	SF	120		0	25	3,000	3,000		
										Moves to 2nd Floor	
400	1	10	SF	4,000		0	210	840,000	840,000		
	1	350	SF	350		0	125	43,750	43,750		Equipment excluded
	1	700	SF	700		0	45	31,500	31,500		
	1	1,300	SF	1,300		0	80	104,000	104,000		
/				6,350							
	2	500	SF	1,000		0	40	40,000	40,000		
	1	300	SF	300		0		0	0		
/				1,300							
				1,600		0		176,000	176,000		

per sf

per sf

per sf

per sf

48	Conference Rooms											
49	SGA Senate Chambers		1	1,600	SF	1,600		0	110	176,000	176,000	
50	Subtotal					1,600						
51	Additional Retail Services					6,900		0		345,000	345,000	50
52	C-Store		1	1,000	SF	1,000		0	50	50,000	50,000	Equipment by UH - Warm Shell
53	Cougar Byte Computer Store		1	1,200	SF	1,200		0	50	60,000	60,000	Equipment by UH - Warm Shell
54	Shasta's Cones & More		1	1,700	SF	1,700		0	50	85,000	85,000	Equipment by UH - Warm Shell
55	Jonorr's Beauty Salon		1	1,000	SF	1,000		0	50	50,000	50,000	Equipment by UH - Warm Shell
56	Woodforest National Bank		1	1,800	SF	1,800		0	50	90,000	90,000	Equipment by UH - Warm Shell
57	Retail - Small		1	200	SF	200		0	50	10,000	10,000	Equipment by UH - Warm Shell
58	Subtotal					6,900						
59	Student Organizations					20,087		0		1,326,432	1,326,432	66
60	Central - Shared Support											
61	Reception/Waiting	10	1	30	SF	300		0	80	24,000	24,000	Open concept with demountable partitions
62	Receptionist Workstations	1	2	80	SF	160		0	60	9,600	9,600	
63	Large Conference Room	25-30	1	600	SF	600		0	85	51,000	51,000	
64	Medium Conference Room	10-12	1	250	SF	250		0	85	21,250	21,250	
65	Open Work Areas	10	3	200	SF	600		0	25	15,000	15,000	
66	Workroom/Supply/Copy Area	1	1	500	SF	500		0	40	20,000	20,000	
67	Breakroom/Kitchenette		1	150	SF	150		0	85	12,750	12,750	
68	Remote Storage		1	1,200	SF	1,200		0	40	48,000	48,000	
69	Subtotal					3,300						
70												
71	Campus Activities Administration											
72	Director's Office	1	1	175	SF	175		0	65	11,375	11,375	
73	Assistant Director's Office	1	2	150	SF	300		0	65	19,500	19,500	
74	UC Activities Advisor's Office	1	1	150	SF	150		0	65	9,750	9,750	
75	Private Offices	1	13	120	SF	1,560		0	65	101,400	101,400	
76	Activities Funding Board GA Workstations	1	1	64	SF	64		0	65	4,160	4,160	
77	GA Workstations	1	2	64	SF	128		0	110	14,080	14,080	
78	Student Workstations	1	3	36	SF	108		0	60	6,480	6,480	Open concept with demountable partitions
79	Storage Closet	1	1	80	SF	80		0	40	3,200	3,200	
80	Internal Circulation (17%)		1	411	SF	411		0	75	30,791	30,791	
81	Subtotal					2,826						
82												
83	Student Organization Suite											
84	Shared Student Organization Offices		5	200	SF	1,000		0	65	65,000	65,000	
85	Student Organization Cubicles	55	1	36	SF	1,980		0	60	118,800	118,800	Open concept with demountable partitions
86	Open Work Space / Graphics		1	1,000	SF	1,000		0	25	25,000	25,000	
87	Open Lounge Space		1	600	SF	600		0	85	51,000	51,000	
88	Storage (large lockers)		25	15	SF	375		0	40	15,000	15,000	
89	Storage (small lockers)		50	3	SF	150		0	40	6,000	6,000	
90	Mailboxes		1	150	SF	150		0	100	15,000	15,000	
91	Internal Circulation (17%)		1	893	SF	893		0	75	66,975	66,975	
92	Subtotal					6,148						
93												
94	Greek Life											

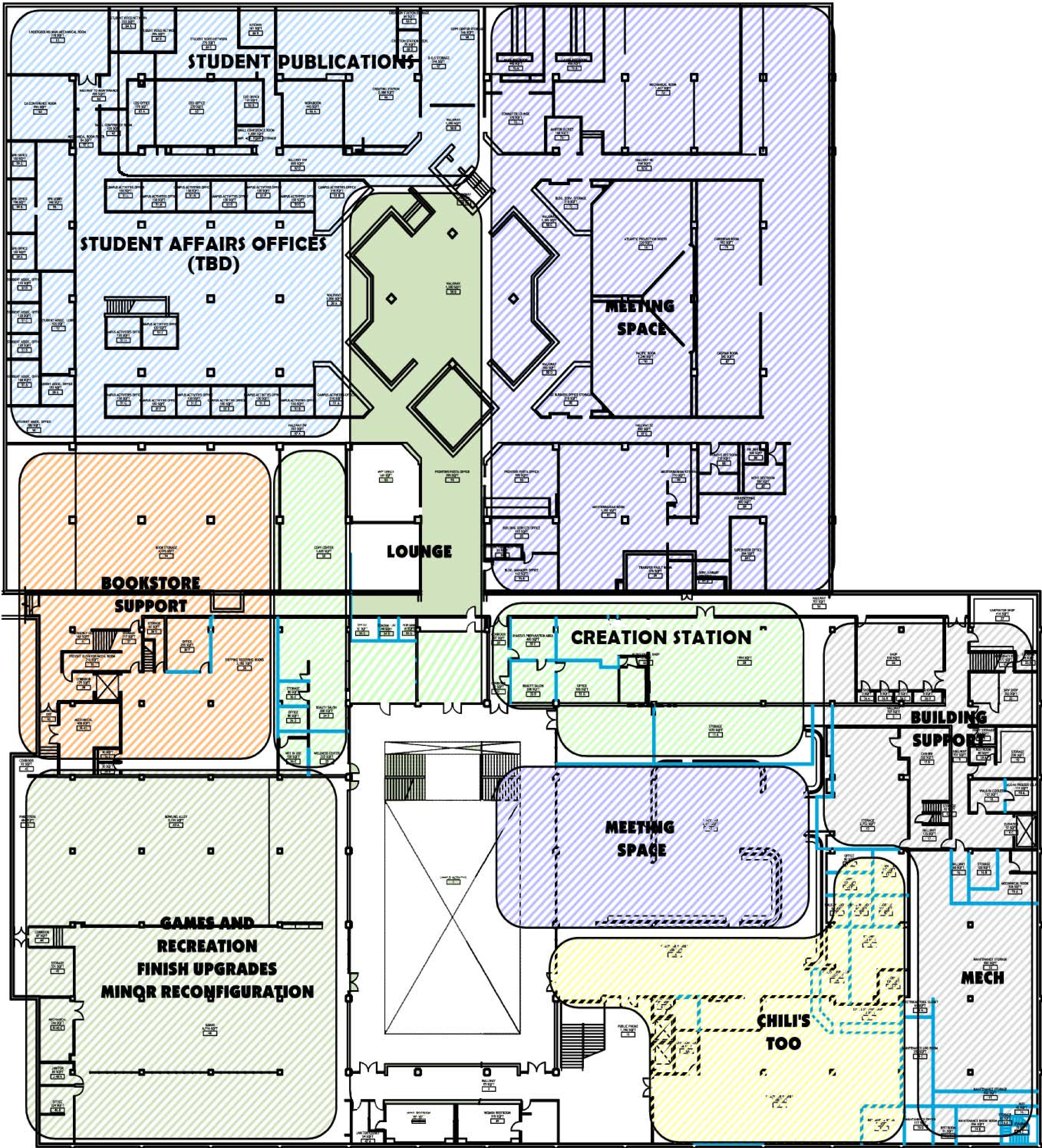
95	GA Workstations	1	1	64	SF	64		0	110	7,040	7,040	
96	Council Workstations	1	4	64	SF	256		0	110	28,160	28,160	
97	Storage Closet	1	1	80	SF	80		0	40	3,200	3,200	
98	Internal Circulation (17%)		1	68	SF	68		0	75	5,100	5,100	
99	<i>Subtotal</i>					468						
100	Metropolitan Volunteer Program											
101	Student Leader Workstations	1	3	64	SF	192		0	60	11,520	11,520	Open concept with demountable partitions
102	Student Coordinator Workstations	1	2	36	SF	72		0	60	4,320	4,320	Open concept with demountable partitions
103	Storage Closet	1	1	100	SF	100		0	40	4,000	4,000	
104	Internal Circulation (17%)		1	62	SF	62		0	75	4,641	4,641	
105	<i>Subtotal</i>					426						
106												
107	Student Program Board											
108	Student Leader Workstations	1	4	64	SF	256		0	60	15,360	15,360	Open concept with demountable partitions
109	Student Chair Workstations	1	6	36	SF	216		0	60	12,960	12,960	Open concept with demountable partitions
110	Remote Storage	1	1	150	SF	150		0	40	6,000	6,000	
111	Internal Circulation (17%)		1	106	SF	106		0	75	7,931	7,931	
112	<i>Subtotal</i>					728						
113												
114	Council of Ethnic Organizations											
115	Student Workstations	1	6	36	SF	216		0	60	12,960	12,960	Open concept with demountable partitions
116	Computer Area	1	3	25	SF	75		0	110	8,250	8,250	
117	Storage Closet	1	1	120	SF	120		0	40	4,800	4,800	
118	Internal Circulation (17%)		1	70	SF	70		0	75	5,240	5,240	
119	<i>Subtotal</i>					481						
120												
121	Frontier Fiesta Association / Homecoming Board Office											
122	Homecoming Board Workstations	1	7	36	SF	252		0	40	10,080	10,080	
123	Frontier Fiesta Association Workstations	1	4	36	SF	144		0	110	15,840	15,840	
124	Open Work Table		1	200	SF	200		0	25	5,000	5,000	
125	Storage Closet	1	1	80	SF	80		0	40	3,200	3,200	
126	Internal Circulation (17%)		1	115	SF	115		0	75	8,619	8,619	
127	<i>Subtotal</i>					791						
128												
129	Student Government Association											
130	Receptionist Workstations	1	1	80	SF	80		0	60	4,800	4,800	Open concept with demountable partitions
131	President	1	1	120	SF	120		0	110	13,200	13,200	
132	Executive Offices	1	5	100	SF	500		0	110	55,000	55,000	
133	Student Workstations	1	1	36	SF	36		0	60	2,160	2,160	Open concept with demountable partitions
134	Senate Commons Area		1	300	SF	300		0	110	33,000	33,000	
135	Storage Closet	1	1	80	SF	80		0	40	3,200	3,200	
136	Internal Circulation (17%)		1	190	SF	190		0	75	14,229	14,229	
137	<i>Subtotal</i>					1,306						

138												
139	Student Video Network											
140	Reception/Waiting	3	1	30	SF	90	0	80	7,200	7,200		
141	Private Office	1	1	120	SF	120	0	65	7,800	7,800		
142	Student Leader Workstations	1	1	64	SF	64	0	60	3,840	3,840	Open concept with demountable partitions	
143	Student Workstations	1	3	36	SF	108	0	60	6,480	6,480	Open concept with demountable partitions	
144	Production Studio		1	700	SF	700	0	110	77,000	77,000		
145	Audio/Video Editing Room	3	1	150	SF	150	0		0	0		
146	Control Room	3	1	250	SF	250	0	65	16,250	16,250		
147	AV Equipment Storage and Check Out	1	1	100	SF	100	0		0	0		
148	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200		
149	Internal Circulation (17%)		1	283	SF	283	0	75	21,191	21,191		
150	Subtotal					1,945						
151												
152	Other											
153	Dance Marathon	1	1	170	SF	170	0	65	11,050	11,050		
154	Forensics Office	1	1	1,500	SF	1,500	0	65	97,500	97,500		
155						1,670						
156												
157	Dining Services					18,801	0		2,017,858	2,017,858	107	per sf
158	Serving											
159	Food Court		1	2,396	SF	2,396	0	185	443,260	443,260	Equipment by UH - Warm Shell	
160	Java City		1	150	SF	150	0	45	6,750	6,750	Equipment by UH - Warm Shell	
161	Wendy's		1	450	SF	450	0	45	20,250	20,250	Equipment by UH - Warm Shell	
162	Future Concept		3	450	SF	1,350	0	25	33,750	33,750	Equipment by UH - Warm Shell	
163	Subtotal					4,346						
164												
165	Dish Wash / Pot Wash											
166	Catering		1	1,500	SF	1,500	0	140	210,000	210,000	Supports Ballroom	
167	Food Court		1	470	SF	470	0	185	86,950	86,950	Equipment by UH - Warm Shell	
168	Java City		1	50	SF	50	0	45	2,250	2,250	Equipment by UH - Warm Shell	
169	Wendy's		1	150	SF	150	0	45	6,750	6,750	Equipment by UH - Warm Shell	
170	Future Concept		3	150	SF	450	0	25	11,250	11,250	Equipment by UH - Warm Shell	
171	Subtotal					2,620						
172												
173	Kitchen											
174	Catering		1	1,200	SF	1,200	0	141	169,200	169,200	Supports Ballroom and Catering Production	
175	Food Court		1	799	SF	799	0	185	147,815	147,815	Equipment by UH - Warm Shell	
176	Future Concept		3	300	SF	900	0	25	22,500	22,500	Equipment by UH - Warm Shell	
177	Subtotal					2,899						
178												
179	Storage											
180	Catering		1	2,200	SF	2,200	0	140	308,000	308,000	Supports Ballroom	
181	C-Store		1	425	SF	425	0	25	10,625	10,625	Equipment by UH - Warm Shell	
182	Food Court		1	799	SF	799	0	185	147,815	147,815	Equipment by UH - Warm Shell	
183	Java City		1	80	SF	80	0	45	3,600	3,600	Equipment by UH - Warm Shell	
184	Wendy's		1	534	SF	534	0	45	24,030	24,030	Equipment by UH - Warm Shell	

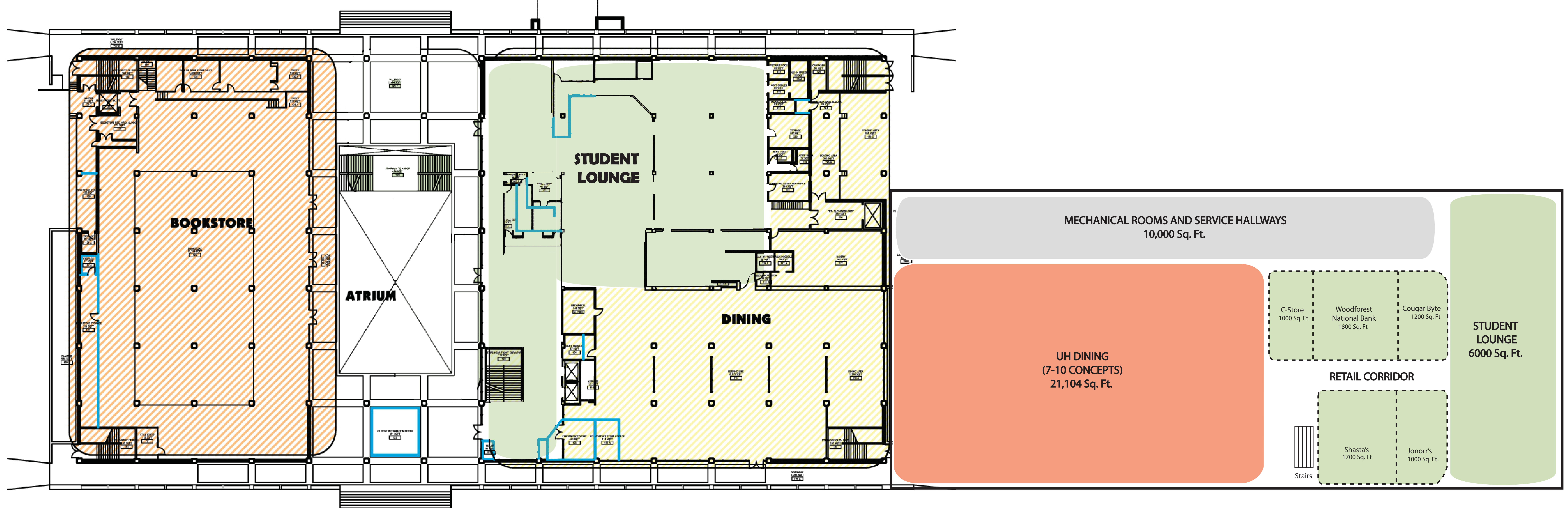
185	Future Concept		3	300	SF	900		0	25	22,500	22,500	Equipment by UH - Warm Shell
186	Subtotal					4,938						
187												
188	Support											
189	Catering Pantries		1	1,200	SF	1,200	0	40	48,000	48,000		Supports Ballroom
190	C-Store Office		1	120	SF	120	0	65	7,800	7,800		Equipment by UH - Warm Shell
191	Food Court		1	1,200	SF	1,200	0	185	222,000	222,000		Equipment by UH - Warm Shell
192	Java City Office		1	120	SF	120	0	65	7,800	7,800		Equipment by UH - Warm Shell
193	Wendy's Office		1	120	SF	120	0	65	7,800	7,800		Equipment by UH - Warm Shell
194	Future Concept		3	120	SF	360	0	25	9,000	9,000		Equipment by UH - Warm Shell
195	Subtotal					3,120						
196												
197	UC Food Court /Chili's Too Offices											
198	Director's Office	1	1	120	SF	120	0	65	7,800	7,800		
199	Professional Workstations	1	4	80	SF	320	0	60	19,200	19,200		Open concept with demountable partitions
200	Venue Manager Shared Office						0	65	0	0		
201	Supply/Storage/Copy Area	1	1	40	SF	40	0	40	1,600	1,600		
202	Internal Circulation (17%)		1	128	SF	128	0	75	9,563	9,563		
203	Subtotal					878						
204												
205	UH Dining Services Offices					180	0		16,300	16,300	91	per sf
206	Accounting Offices											
207	Cash Room Clerk Workstations	1	1	80	SF	80	0	110	8,800	8,800		
208	Internal Circulation (17%)		1	20	SF	100	0	75	7,500	7,500		
209	Subtotal					180						
210	Building Loading					0	0		250,000	250,000	#DIV/0!	per sf
211	Loading											
212	Building Loading Dock/Holding Area		4	4	Bays	2,000	0	125	250,000	250,000		Increase from 2 to 4 bays
213	Parking for Catering Vehicles			1	EA	0	0		0	0		accommodate in loading area
214	Parking for Facilities Vehicles			2	EA	0	0		0	0		accommodate in loading area
215	Trash Holding Area			1	SF	0	0		0	0		accommodate in open bay
216	Recycling Holding Area			1	SF	0	0		0	0		accommodate in open bay
217	Trash Compactor Area			1	SF	0	0		0	0		accommodate in open bay
218	TOTAL BUILD-OUT					69,738				5,928,839	85	
219												
220	Project Subtotal (Construction)									25,312,839	253	per sf
221												
222	Escalation 2010			1%	%					253,128		
223	Escalation 2011			5%	%					1,265,642		
224	Escalation 2012			7.5%	%					1,898,463		
225	Phasing Premium			0%	%					0	No phasing	
226												
227	Project Subtotal (Construction+Escalation)					100,000				28,730,072	\$287.30	per sf
228												
229	Soft Costs/Administrative					100,000				10,622,798	106	per sf

230	Professional Services/Consulting									3,793,295	
231	A/E Fee's (6.0%)		6.0%	%						1,723,804	
232	Reimbursable Expenses (5% of fee)		5.0%	%						86,190	
233	Cost Consultant		1	ls						25,000	
234	CMAR Precon Services		1	ls						50,000	
235	Const Materials Testing		1	ls						50,000	
236	Survey		1	ls						15,000	
237	Environmental Fee's		1	ls						35,000	
238	Geotech		1	ls						15,000	
239	Commissioning			sf	95,000		1.50			142,500	
240	Test & Balance			sf	95,000		1.00			95,000	
241	Audit Services		1	ls						35,000	
242	FP&C Fee		3.0%	%						1,318,000	
243	FFE Design/Consulting Services		10.0%	%				0		202,800	10% of FF&E sum
244											
245	Misc Costs/Equipment							0		3,143,000	
246	Art Acquisition		1.0%	%						540,000	
247	Moving		1	ls						25,000	
248	Printing/Misc		1	ls						25,000	
249	Food Service Equipment									500,000	
250	Furniture/Seating		1	sf	78,000		21.00			1,638,000	same as above
251	Fixtures/Equipment		1	sf	78,000		5.00			390,000	same as above
252	City Impact Fee's		1	ls						25,000	
253											
254	Contingencies						0		0	3,686,504	
255	Owner's Program/Project Contingency		5.0%	%						2,250,000	Applied to TPC
256	Contractor's Contingency		5.0%	%						1,436,504	Applied to construction and escalation only
257											
258	SubTotal Project Cost (TPC)				100,000					39,352,870	\$393.53 per sf
259											
260	Bond Costs (1%)		1.0%	%	72,000					393,529	5 per sf
261											
262	Total Project Cost (TPC)				100,000					39,746,399	\$397.46 per sf
263	Total Project Cost (Less Escalation and Contingency)				100,000					32,642,662	\$326.43 per sf

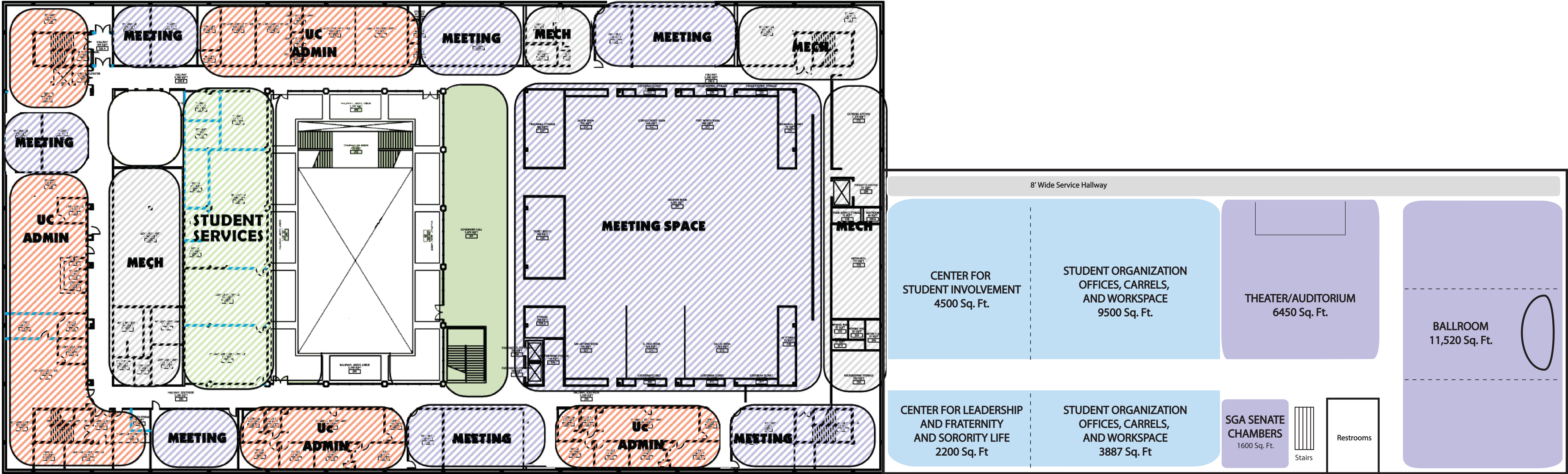
UC Lower Level



First Floor



Second Floor



1 University Center Program Draft

1 University Center Program Draft	PROPOSED PROGRAM SPACES					Core & Shell		Build-out		Total						
	University Center															
	# Ocps	Qty	Area NSF	UNIT	Total NSF	Unit Cost	Total Cost	Unit Cost	Total Cost			Remarks				
4	Site						60,000		2,663,400		250,000	2,913,400	49	per sf		
5	New Construction															
6	Misc Site Demo		1	30,000	SF	30,000	2	60,000		0	60,000					
7	Site Utilities		1	1	LS	1	100,000	100,000		0	100,000					
8	Storm		1	500	LF	500	125	62,500		0	62,500					
9	Sanitary		0	0	LF	0	750	0		0	250,000					
10	Water/Fire Water		1	500	LF	500	85	42,500		0	42,500					
11	Site Capture, SWPPP, Traffic Control		1	10,000	SF	10,000	5	50,000		0	200,000					
12	Tree Removal		0	0	EA	0	2,000	0		0	0					
13	Telephone/Data		1	1	LS	1	500,000	500,000		0	500,000					
14	Security		1	1	LS	1	250,000	250,000		0	250,000					
15	Existing Building					0		0		0	0					
16	North Hardscape/Landscape		1	72,800	SF	72,800	18	1,310,400		0	1,310,400					
17	South Hardscape/Landscape		1	16,000	SF	16,000	18	288,000		0	288,000					
18	Site Furnishings		1		LS	1		0	250,000	250,000	250,000					
19																
20	TOTAL SITE							2,663,400		250,000	3,313,400					
21																
22	Core and Shell Existing						244,150		18,709,700		0	18,709,700	77	per sf		
23	Existing															
24	Demo MEP		1	244,150	SF	244,150	2.50	610,375		0	610,375		Per "New UC Cost Model" spreadsheet			
25	Demo Walls, Floors & Ceilings - UG		1	24,885	SF	24,885	2	49,770		0	49,770		Reduced due to modified scope			
26	Demo Walls, Floors & Ceilings - UC		1	84,962	SF	25,000	2	50,000		0	50,000		Reduced due to modified scope			
27	Demo Light or Selective - UC & UG		1	134,303	SF	0	1	0		0	0		Reduced due to modified scope			
28	Re-Insulate Exterior Walls		1	32,880	SF	32,880	4	131,520		0	131,520					
29	Skin - Mixed		1	32,880	SF	32,880	65	2,137,200		0	2,137,200					
30	Skin - Fenestration		1	6,576	SF	6,576	10	65,760		0	65,760					
31	Elevators		14	14	STOPS	14	45,000	630,000		0	630,000		4 w/ 3 stops in UC and 1 w/ 2 stops in UG			
32	Abatement		1	244,150	SF	244,150	2.50	610,375		0	610,375					
33	Demo Roof		1	67,900	SF	67,900	10	679,000		0	679,000					
34	Re-Roof		1	67,900	SF	67,900	12	814,800		0	814,800					
35	HVAC Core & Shell Infrastructure		1	244,150	SF	244,150	26	6,347,900		0	6,347,900		Assumes Arbor space is in 244,150			
36	Plumbing Core & Shell Infrastructure		1	244,150	SF	244,150	2	488,300		0	488,300					
37	Fire Sprinkler Core & Shell Infrastructure		1	244,150	SF	244,150	3	732,450		0	732,450					
38	Electrical Core & Shell Infrastructure		1	244,150	SF	244,150	15	3,662,250		0	3,662,250					
39	Close Clearstory at Arbor		1	20,000	SF	20,000	85	1,700,000		0	1,700,000					
40											0					
41								0		0						
42	TOTAL EXISTING/DEMOLITION						244,150		18,709,700		0	18,709,700				
43				215,271												
44	Build-out						24,918		0		3,503,789	3,503,789				
45	Lounge Areas						20,400		0		1,330,000	1,330,000	65	per sf		

per sf

per sf

per sf

46	Information											
48	Information Desk / Ticket Sales	4	1	400	SF	400	0	75	30,000	30,000		
52	Active Lounges (Loud, High Traffic Areas)						0		0	0		
53	UC Dining/Study Lounge Space		1		SF	20,000	0	65	1,300,000	1,300,000		
62												
63	Recreation & Entertainment					1,800	0		270,000	270,000	0	
64	Games Room											
65	Lounge Area		1	800	SF	0	0	85	0	0		
66	Billiards and Games Area		1	3,000	SF	0	0	30	0	0		
67	Bowling		1	7,000	SF	0	0	30	0	0	no equipment	
68	Bowling Additional Lanes		4	450	SF	1,800	0	150	270,000	270,000	no equipment	
85												
230	Additional Retail Services					384	0		409,600	409,600	0	
231	ATMS		6	64	SF	384	0	25	9,600	9,600	Equipment by UH - Warm Shell	
232	Service Corridor Space					8,000		50	400,000			
233												
234	TBD Student Affairs Office Space					15,098	0		754,900	754,900	0	
235	Central - Shared Support					15,098		50	754,900			
236	Subtotal					15,098		50	754,900			
237	Student Publications					4,134	0		276,464	276,464	0	
238	Central - Shared Support											
239	Reception/Waiting	4	1	30	SF	120	0	80	9,600	9,600		
240	Lounge Space / Kitchenette		1	180	SF	180	0	210	37,800	37,800		
241	Supply/Copy Area	1	1	150	SF	150	0	40	6,000	6,000		
242	Internal Circulation (17%)		1	77	SF	77	0	75	5,738	5,738		
243	Subtotal					527						
244	Business Office											
245	Director's Office	1	1	220	SF	220	0	65	14,300	14,300		
246	Private Offices	1	2	120	SF	240	0	65	15,600	15,600		
247	Student Workstations	1	3	36	SF	108	0	60	6,480	6,480	Open concept with demountable partitions	
248	Computer Area	1	3	25	SF	75	0	110	8,250	8,250		
249	Storage Closet	1	1	50	SF	50	0	40	2,000	2,000		
250	Internal Circulation (17%)		1	72	SF	72	0	75	5,393	5,393		
251	Subtotal					765						
252	Yearbook											
253	Student Workstations	1	10	36	SF	360	0	60	21,600	21,600	Open concept with demountable partitions	
254	Storage Closet	1	1	50	SF	50	0	40	2,000	2,000		
255	Internal Circulation (17%)		1	70	SF	70	0	75	5,228	5,228		
256	Subtotal					360						
257												
258	Advertising											
259	Private Offices	1	1	120	SF	120	0	65	7,800	7,800		
260	Workstations	1	17	36	SF	612	0	60	36,720	36,720	Open concept with demountable partitions	
261	Storage Closet	1	1	50	SF	50	0	40	2,000	2,000		
262	Internal Circulation (17%)		1	133	SF	133	0	75	9,971	9,971		

263	Subtotal					915						
264												
265	Production											
266	Private Offices	1	1	120	SF	120	0	65	7,800	7,800		
267	Student Workstations	1	5	36	SF	180	0	60	10,800	10,800	Open concept with demountable partitions	
268	Open Work Table	8	1	160	SF	160	0	25	4,000	4,000		
269	Storage Closet	1	1	80	SF	80	0	40	3,200	3,200		
270	Internal Circulation (17%)		1	92	SF	92	0	75	6,885	6,885		
271	Subtotal					632						
272												
273	The Daily Cougar											
274	Private Offices	1	2	120	SF	240	0	65	15,600	15,600		
275	Student Workstations	1	5	36	SF	180	0	60	10,800	10,800	Open concept with demountable partitions	
276	Open Work Table	15	1	300	SF	300	0	25	7,500	7,500		
277	Storage Closet	1	1	80	SF	80	0	40	3,200	3,200		
278	Internal Circulation (17%)		1	136	SF	136	0	75	10,200	10,200		
279	Subtotal					936						
280	University Center Administration					7,313	0		462,825	462,825	63	
281	Central - Shared Support											
282	Reception/Waiting	8	1	30	SF	30	0	80	2,400	2,400		
283	Conference Room	10	1	200	SF	200	0	110	22,000	22,000		
284	Workroom / Supply / Storage / Copy Room		1	500	SF	500	0	40	20,000	20,000		
285	Kitchenette	1	1	80	SF	80	0	210	16,800	16,800		
286	Internal Circulation (17%)		1	173	SF	173	0	75	12,975	12,975		
287	Subtotal					983						
288												
289	UC Administrative Services & Operations Office											
290	Director's Office	1	1	250	SF	250	0	65	16,250	16,250	Includes Conference Table	
291	Associate Director's Office	1	1	150	SF	150	0	65	9,750	9,750		
292	Private Offices	1	3	120	SF	120	0	65	7,800	7,800		
293	Professional Workstations	1	2	80	SF	80	0	60	4,800	4,800	Open concept with demountable partitions	
294	Receptionist Workstations	1	1	80	SF	80	0	60	4,800	4,800	Open concept with demountable partitions	
295	Customer Relations Workstations	1	2	80	SF	80	0	110	8,800	8,800	Info Desk	
296	GA Workstations	1	2	64	SF	64	0	110	7,040	7,040		
297	Student Workstations	1	2	36	SF	36	0	60	2,160	2,160	Open concept with demountable partitions	
298	Internal Circulation (17%)		1	231	SF	231	0	75	17,325	17,325		
299	Remote File Storage Area	1	1	900	SF	900	0	40	36,000	36,000		
300	Subtotal					1,991						
301												
302	UC Conference & Reservation Services											
303	Assistant Director's Office	1	1	150	SF	150	0	65	9,750	9,750		
304	Private Offices	1	1	120	SF	120	0	65	7,800	7,800		
305	Reservationist Workstations	1	2	80	SF	80	0	110	8,800	8,800		
306	Set-Up Shared Office	4	1	140	SF	140	0	65	9,100	9,100		
307	AV Workstations	1	1	80	SF	80	0	110	8,800	8,800		

308	A/V Shop		1	300	SF	300		0	90	27,000	27,000	
309	Internal Circulation (17%)		1	162	SF	162		0	75	12,150	12,150	
310	<i>Subtotal</i>					1,032						
311												
312	UC Technology Support Services											
313	Assistant Director's Office	1	1	150	SF	150		0	65	9,750	9,750	
314	Professional Workstations	1	1	80	SF	80		0	60	4,800	4,800	Open concept with demountable partitions
315	Student Workstations	1	4	36	SF	36		0	60	2,160	2,160	Open concept with demountable partitions
316	Server Room		1	150	SF	150		0	110	16,500	16,500	
317	Computer/Parts Storage		1	200	SF	200		0	40	8,000	8,000	
318	Open Work Table		1	200	SF	200		0	25	5,000	5,000	
319	Internal Circulation (17%)		1	157	SF	157		0	75	11,775	11,775	
320	Remote File Storage Area	1	1	450	SF	450		0	40	18,000	18,000	
321	<i>Subtotal</i>					1,423						
322												
323	UC Business Office											
324	Administrator's Office	1	1	150	SF	150		0	65	9,750	9,750	
325	Assistant Admin	1	1	120	SF	120		0	65	7,800	7,800	
326	Private Offices	1	2	120	SF	120		0	65	7,800	7,800	
327	Professional Workstations	1	2	80	SF	80		0	60	4,800	4,800	Open concept with demountable partitions
328	Student Workstations	1	4	36	SF	36		0	60	2,160	2,160	Open concept with demountable partitions
329	Service Counter	2	1	64	SF	64		0	20	1,280	1,280	
330	Transaction Queuing Area	4	1	15	SF	15		0	80	1,200	1,200	
331	Vault		1	55	SF	55		0	200	11,000	11,000	
332	Internal Circulation (17%)		1	180	SF	180		0	75	13,500	13,500	
333	Remote File Storage Area	1	1	700	SF	700		0	40	28,000	28,000	
334	<i>Subtotal</i>					1,520						
335												
336	UC Marketing											
337	Associate Director's Office	1	1	175	SF	175		0	65	11,375	11,375	
338	GA Workstations	1	2	64	SF	64		0	110	7,040	7,040	
339	Student Workstations	1	2	36	SF	36		0	60	2,160	2,160	Open concept with demountable partitions
340	Internal Circulation (17%)		1	89	SF	89		0	75	6,675	6,675	
341	<i>Subtotal</i>					364						
342												
343	Building Support					0		0		0	0	#DIV/0!
344	Offices											
345	Reception/Waiting	3	1	30	SF	0		0	80	0	0	
346	Assistant Director's Office	1	1	150	SF	0		0	65	0	0	
347	Private Offices	1	1	120	SF	0		0	65	0	0	
348	Receptionist Workstations	1	1	80	SF	0		0	60	0	0	Open concept with demountable partitions
349	Building Services Library	1	1	200	SF	0		0	65	0	0	
350	Custodial Lockers and Breakroom	1	1	1,100	SF	0		0	65	0	0	
351	Internal Circulation (17%)		1	296	SF	0		0	75	0	0	
352	<i>Subtotal</i>					0						

353											
354	Maintenance										
355	Repair Shop		1	1,000	SF	0		0	65	0	0
356	Bowling Tech Repair Shop		1	450	SF	0		0	65	0	0
357	Electrical Tool Closet		1	75	SF	0		0	65	0	0
358	Paint Shop & Carpentry Shop		1	850	SF	0		0	65	0	0
359	Subtotal					0					
360											
361	Housekeeping / Janitorial / Storage										
362	Custodial Closets		8	50	SF	0		0	110	0	0
363	Housekeeping Storage		1	1000	SF	0		0	40	0	0
364	Modular Furniture Storage		1	500	SF	0		0	40	0	0
365	Overstock Finishes Storage		1	350	SF	0		0	40	0	0
366	Building Operations Storage		1	1000	SF	0		0	40	0	0
367	Subtotal					0					
368											
369	Building Loading					0		0		0	0
370	Loading										
371	Building Loading Dock/Holding Area		4	4	Bays	0		0	125	0	0
372	Parking for Catering Vehicles			1	EA	0		0		0	0
373	Parking for Facilities Vehicles			2	EA	0		0		0	0
374	Trash Holding Area			1	SF	0		0		0	0
375	Recycling Holding Area			1	SF	0		0		0	0
376	Trash Compactor Area			1	SF	0		0		0	0
377											
378											
379	TOTAL BUILD-OUT					24,918				3,503,789	141
380											
381	Project Subtotal (Construction)									25,126,889	GC's and fee's incl in unit prices
382											
383	Escalation 2010			1%	%					251,269	
384	Escalation 2011			5%	%					1,256,344	
385	Escalation 2012			7.5%	%					1,884,517	
386	Escalation 2013			8.0%	%					2,010,151	
387	Phasing Premium			0%	%					0	
388											
389	Project Subtotal w/Escalation (Construction)									30,529,170	
390											
391	Soft Costs/Administrative							0		0	12,232,160
392	Professional Services/Consulting							0		0	4,563,144
393	A/E Fee's (7.0%)			7.0%	%						2,137,042
394	Reimbursable Expenses (5% of fee)			5.0%	%						106,852
395	Cost Consultant			1	Is						25,000
396	CMAR Precon Services			1	Is						150,000
397	Const Materials Testing			1	Is						50,000

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